

# \$979,900 - 2907 13 Avenue Nw, Calgary

MLS® #A2205219

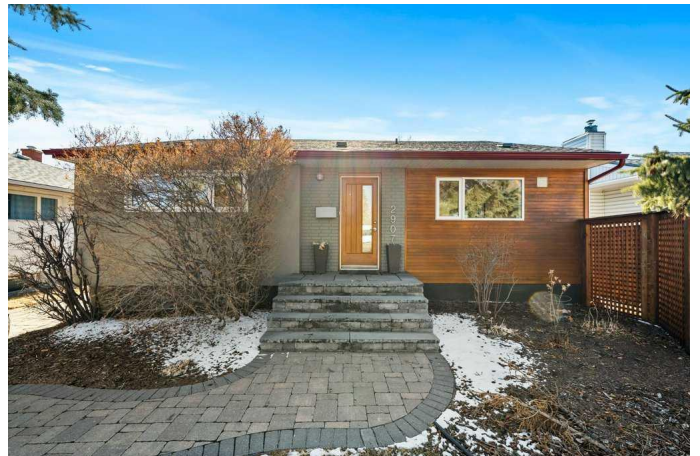
**\$979,900**

5 Bedroom, 2.00 Bathroom, 1,414 sqft  
Residential on 0.13 Acres

St Andrews Heights, Calgary, Alberta

Supersized bungalow living in the heart of St Andrews Heights! Comprising of 4 bedrooms + den, this 1,137 sqft home + 276 sqft four season studio will impress inside and out.

Take in the very private, treed lot as you walk up the pavement stone driveway to the elevated platform entrance. A sun soaked interior awaits consisting of large windows, center skylight, hardwood floors + gas fireplace. Your open concept lifestyle of hosting and entertaining begins here. The amalgamated living + dining areas shine as you look over to the modern kitchen, showcasing quartz countertops, sit up breakfast bar and smart cabinetry storage. A primary with more than enough room for the king bed along with two other generous sized rooms plus full bathroom on the main level. Down the stairs you will find the enormous rec room that's calling for movie nights, games/activities, family hangouts or an entire kid's play zone. Rounding out the level are two more bedrooms + bathroom, nice sized laundry space + utility sink and storage room. Go fire up the bbq, grab your favourite beverage, relax and unwind outside on the large south facing deck. Don't miss the amazing four season studio out back - a very rare multifunctional area ideal for a gym, man cave, remote work space or a mix of all the above! Separate single car garage, storage shed + fire pit complete this private backyard. Welcome to one of my favourite areas of the city: you are close to Foothills + Children's



Hospital, University of Calgary, McMahon Stadium and just up the hill from the river pathways. The neighbourhood's amenities include an off-leash dog park, community centre, tennis + basketball courts, skating rink plus an epic sledding hill for winter! A short drive into the downtown office core, to grocery, coffee shops, restaurants and quick access out to the mountains. Click to watch the interactive video tour on YouTube!

Built in 1954

### Essential Information

MLS® #	A2205219
Price	\$979,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,414
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

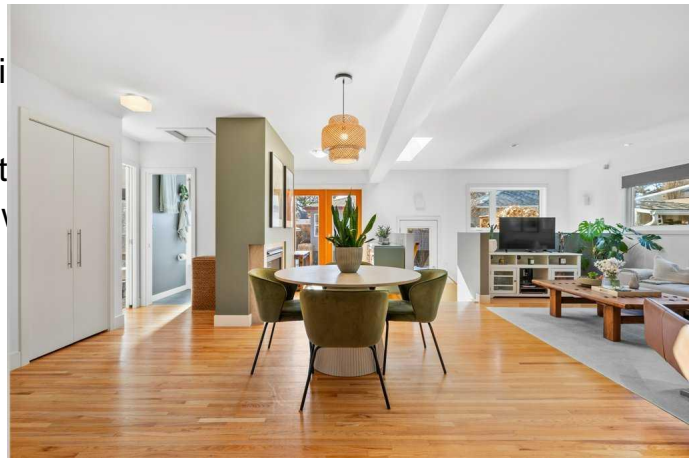
Address	2907 13 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1M1

### Amenities

Parking Spaces	1
Parking	Driveway, Front Drive, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, High Ceilings, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Windows
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Cedar, Concrete, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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